

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE BOWDON FAMILY FOUNDATION is the sole owner of a 41,198 square foot (0.9458 acre) tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and Dallas City Block Number A/93, being all of Lot 1, Block A/93, of the W.O. Connor's Subdivision of Block 93, according to plat recorded in Volume 102, Page 628, Map Records, Dallas County, Texas, being a portion of Block A/93, of said W.O. Connor's Subdivision; being all of a called 0.9467 acres tract of land described in a Special Warranty Deed to The Bowdon Family Foundation, recorded in Instrument Number 201400236578, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a chisel "X" found in the southeast right-of-way line of Griffin Street (formally known as Pocahontas Street, a 66 feet right-of-way, as recorded in Volume 102, Page 628, Map Records, Dallas County, Texas), for then north corner of Lot 2, Block A/93, of said W.O. Connor's Subdivision, the west corner of said Lot 1, the west corner of said 0.9467 acre tract, from which a found 1/2" iron rod bears South 45°00'15" West, a distance of 15.00 feet in the southeast right-of-way line of said Griffin Street, and the northwest line of said Lot 2;

THENCE along the common line between said Griffin Street and said 0.9467 acre tract, the following bearings and distances:

North 45°00'59" East, a distance of 50.00 feet to a chisel "X" found for the north corner said Lot 1;

North 44°26'34" East, a distance of 146.00 feet to a 3-1/4" aluminum disk stamped "CUGE RLG INC" on a 1/2" iron rod set in the intersection between the southeast right-of-way line of said Griffin Street and the southwest right-of-way line of Ervay Street (a 66 feet right-of-way, as recorded in said Volume 102, Page 628), for the north corner of said Block A/93, and the north corner of said 0.9467;

THENCE South 45°47'16" East, along the common line between said Ervay Street and said 0.9467 acres tract, a distance of 229.00 feet to a building corner at the northeast line of said Block A/93, for the north corner of a called 10,966 square feet tract of land described in a Special Warranty Deed with Vendor's Lien to Jay E. Baker II, recorded in Instrument Number 201100308682, Official Public Records, Dallas County, Texas, and the east corner of said 0.9467 acre tract;

THENCE South 47°10'43" West, along the common line between said 10,966 square feet tract and said 0.9467 acre tract, a distance of 157.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the northeast line of a 10 foot alley (as recorded in said Volume 102, Page 628), for the west corner of said 10,966 square feet tract, and the most south corner of said 0.9467 acre tract from which a found fence post bears South 73°53'38" East, a distance of 1.14 feet;

THENCE along the common line between said 10 foot alley and said 0.9467 acre tract, the following bearings and distances:

North 45°46'46" West, a distance of 71.61 feet to a 3-1/4" aluminum disk stamped "CUGE RLG INC" on a 1/2" iron rod set in the southeast line of said Lot 1, for an ell interior corner of said 0.9476 acre tract, from which a found fence post bears South 29°09'45" West, a distance of 3.14 feet;

South 45°01'29" West, a distance of 39.21 feet to a point for the east corner of said Lot 2, the south corner of said Lot 1, and the most westerly south corner of said 0.9476 acres tract, from which a found fence post bears South 88°21'32" East, a distance of 0.29 feet;

THENCE North 45°47'16" West, along the common line of said Lot 1 and said Lot 2, a distance of 150.00 feet to the POINT OF BEGINNING, containing 41,198 square feet or 0.9458 acres of land, more or less.

OWNER'S DEDICATION

COUNTY OF DALLAS §
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Kenneth Bowdon acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Lot 1R, Block A/93, C.U.G.E. ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove or keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2024.

By: Kenneth Bowdon, Owner.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth Bowdon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2024.

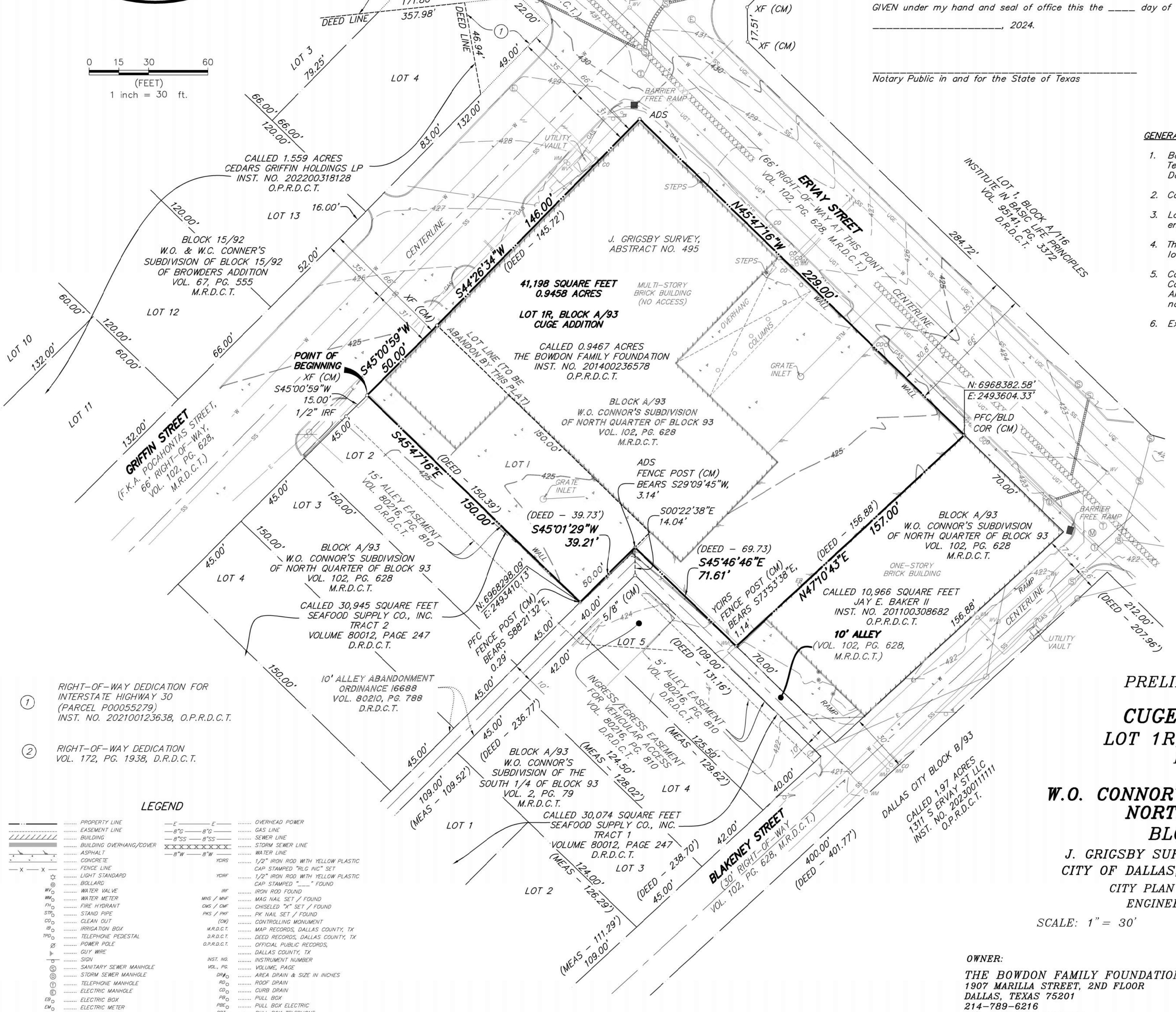
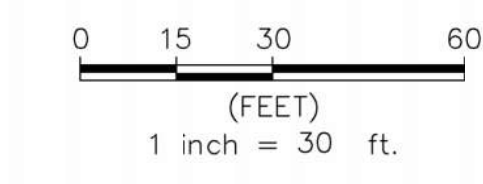
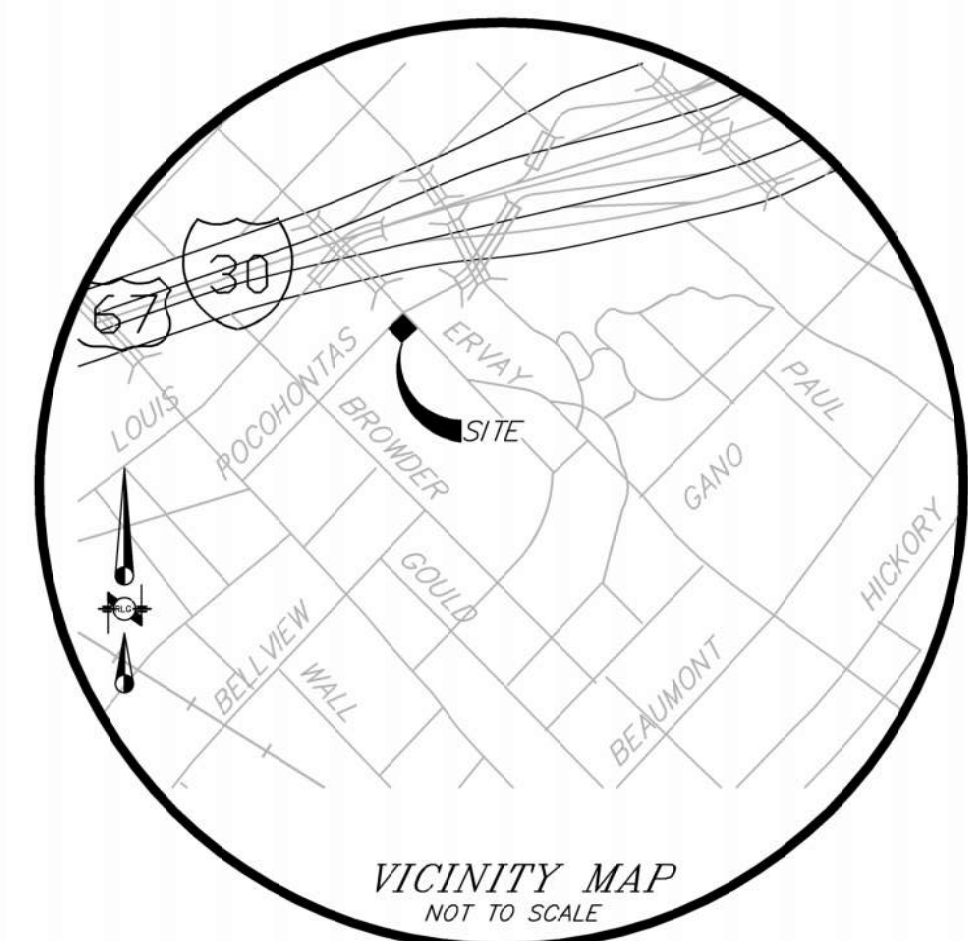
By: Kenneth Bowdon, Owner.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth Bowdon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.

Notary Public in and for the State of Texas



- RIGHT-OF-WAY DEDICATION FOR INTERSTATE HIGHWAY 30 (PARCEL P00055279) INST. NO. 202100123638, O.P.R.D.C.T.
RIGHT-OF-WAY DEDICATION VOL. 172, PG. 1938, D.R.D.C.T.

LEGEND table with symbols for property lines, easements, utility lines (gas, sewer, water, power), and other features.

INTERSTATE HIGHWAY NO. 30 (R.L. THORTON FREEWAY, A VARIABLE WIDTH RIGHT-OF-WAY)

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ___ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade RPLS No. 6098 Date: XX/XX/2024

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the ___ day of _____, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1963, Adjustment realization 2011.
2. Controlling Monuments: As Shown.
3. Lot-to-lot drainage is not permitted without engineering approval.
4. The purpose of this plat is to combine 1 platted lot and 1 unplatted tract into a single platted lot.
5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. Existing structure on site to remain.

PLACE COUNTY RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, Tony Shiddis, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ___ day of ___ A.D. 20___ and some was duly approved on the ___ day of ___ A.D. 20___ by said Commission.
Chairperson or Vice Chairperson City Plan Commission Dallas, Texas
Attest: Secretary

PRELIMINARY PLAT OF CUGE ADDITION LOT 1R, BLOCK A/93 REPLAT OF W.O. CONNOR'S SUBDIVISION OF NORTH QUARTER BLOCK A/93 J. GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-032 ENGINEERING NO. DP-___

SCALE: 1" = 30' DATE: 10-30-2024

Table with columns: OWNER (THE BOWDON FAMILY FOUNDATION), SURVEYOR (RAYMOND L. GOODSON JR., INC.), RECORDED, INST#, JOB NO., 2411.057, E-FILE, 2411.057PP, DWG NO., 28.542W, SHEET 1 OF 1.